



ESTATE AGENTS

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Price £285,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this OLDER STYLE THREE BEDROOM, EXTENDED, SEMI-DETACHED FAMILY HOME offering well-proportioned and well-presented accommodation on the outskirts of Blacklands. Benefits include gas fired central heating, double glazing, OFF ROAD PARKING and a LARGE LANDSCAPED GARDEN.

Step inside and you will find the well-appointed and versatile accommodation including a spacious entrance hall which leads into a FAMILY ROOM, from here you can access the LIVING ROOM which opens up onto the DINING ROOM where you can access the lovely MODERN KITCHEN or use the French doors to go out into the garden. Upstairs, the landing provides access to THREE BEDROOMS: two of which have BUILT IN WARDROBES, and the family bathroom. Externally the property has a LARGE FRONTAGE providing OFF ROAD PARKING and the aforementioned LARGE LANDSCAPED GARDEN with SUMMER HOUSE.

The house is conveniently positioned within easy reach of bus routes, local amenities and must be viewed to fully appreciate the overall space and position on offer.

Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to upper floor accommodation, radiator, telephone point, double glazed window to side aspect, wooden partially glazed door opening to:

FAMILY ROOM

12'2 x 10'3 (3.71m x 3.12m)

Exposed wooden floorboards, radiator, ornamental fireplace, double glazed window to front aspect, archway through to:

LIVING ROOM

12'8 x 10'4 (3.86m x 3.15m)

Continuation of the wood flooring, double radiator, under stairs storage cupboard, wall mounted thermostat control for gas fired central heating, ornamental fireplace, television point, opening to:

DINING ROOM

12'8 x 8'5 (3.86m x 2.57m)

Continuation of the wood flooring, radiator, double glazed windows and French doors to rear aspect allowing for access and a pleasant outlook over the garden, doorway leading to:

KITCHEN

13'3 x 6'8 (4.04m x 2.03m)

Wood laminate flooring, large storage cupboard housing the wall mounted boiler and could be used as a pantry of further storage space, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker, inset ceramic one & ½ bowl drainer-sink unit with mixer tap, space and plumbing for washing machine, tumble dryer and dishwasher, integrated tall fridge freezer, part tiled walls, dual aspect with double glazed windows to rear having views onto the garden, double glazed window to side and double glazed door opening to side providing access to both the front and rear gardens.

FIRST FLOOR LANDING

Double glazed window to side aspect, loft hatch providing access to loft space, storage cupboard over stairs, radiator.

BEDROOM

10'8 x 10'4 (3.25m x 3.15m)

Built in wardrobes, double radiator, double glazed window to front aspect with lovely views down Parker Road and to the sea.

BEDROOM

10'8 x 9'8 (3.25m x 2.95m)

Radiator, double glazed window to rear aspect with views over the garden.

BEDROOM

8'3 x 5'10 (2.51m x 1.78m)

Built in wardrobes, radiator, double glazed window to front aspect allowing for a pleasant outlook down Parker Road and to the sea.

BATHROOM

Panelled bath with mixer tap, shower over bath with glass shower screen, dual flush low level wc, pedestal wash hand basin with mixer tap and tiled splashbacks, part tiled walls, tiled flooring, ladder style heated towel rail, double glazed obscured glass windows to both side and rear elevations.

OUTSIDE - FRONT

Lawned front garden with driveway providing off road parking, gated side access to rear garden.

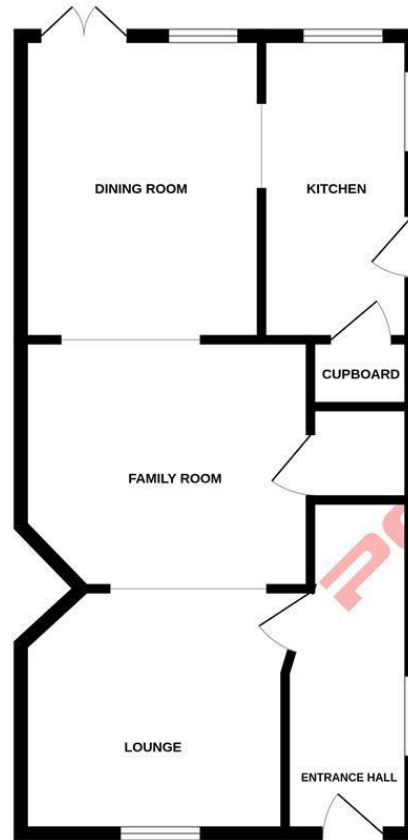
REAR GARDEN

Large landscaped garden, mainly laid to lawn with patio area, summer house with power and light, planted borders, fenced boundaries and gated side access to front.

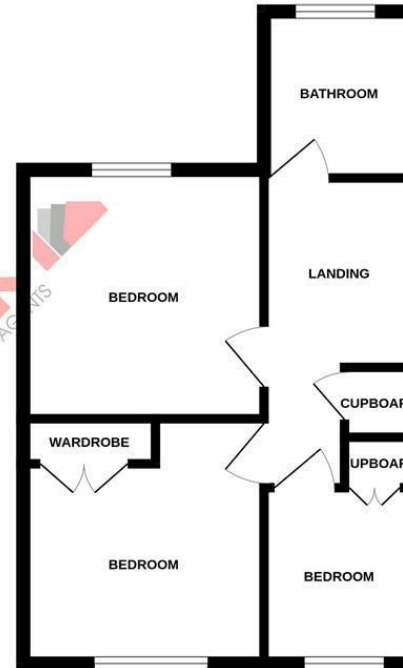
Council Tax Band: C



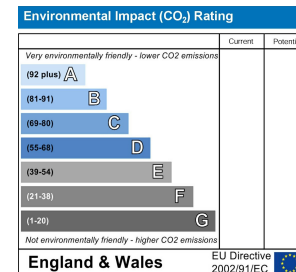
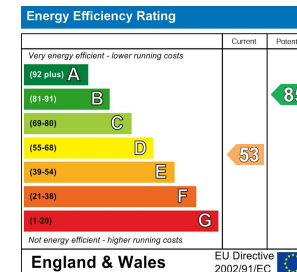
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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